

Mark Russell
Head of Planning Strategy
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Ref 18-088

20th May 2021

Dear Mark,

Pre-Submission Draft Local Plan Proposed residential allocation: Land west of Upton Gardens, Whitminster (PS45)

Thank you for your email dated 14th May 2021 regarding the above proposal residential allocation. We are acting on behalf of Newland Homes as Planning Consultants, in respect of this site.

We understand that the Reg.19 consultation of the Local Plan commences 26th May 2021 and we make this submission ahead of the statutory consultation period to demonstrate that the site is available, suitable, deliverable and viable. Representations in support of the allocation PS45 will be submitted at the Reg.19 consultation stage.

The site is available for development and Newland Homes has a current option on the Site. Newland Homes is committed to delivering 11 dwellings on emerging allocation PS45 and has commenced pre-application tasks including appointing the project consultant team, instructing technical assessments and documents, preparing sketch layout options and importantly engaging with Whitminster Parish Council. A pre-app was undertaken in 2016, based on a layout of 11 dwellings and the feedback was positive. The allocation states a capacity of 10 dwellings, however the pre-app confirmed that the Site could sensitively accommodate 11 dwellings. Newland Homes propose that these new 11 high quality homes will be powered by solar and air source, therefore they will achieve zero-carbon in terms of the energy requirement.

The site is suitable for development based on the level of local support, limited site constraints (all of which can be overcome) and its connectivity with the existing settlement. The SHLAA states that for the site to come forward, the site access needs consideration. Informal pre-application discussions have taken place with Highways Officers at Gloucestershire County Council regarding the proposed access. The outcome was that they considered that a safe and appropriate access could be delivered (adjacent to 24 Upton Gardens). The application for planning permission will be accompanied by a Transport Statement, which Highway's consultants are preparing.

The background studies that have been issued to date are provided below, others have been instructed, and we await draft versions. Attached are the following:

- Pre-development Tree Survey and Constraints prepared by Tree Maintenance Ltd – 2019;
- Correspondence from Tree Maintenance Ltd in respect of the North Boundary Feature (16 November 2020);
and
- Ecology Assessment prepared by All Ecology dated February 2021.

The engagement with the Parish Council has been positive to date and Newland Homes has been encouraged to submit an application for planning permission. It is evident, that not all emerging allocations in Whitminster have local support.

The consultation responses received from the public or stakeholders in respect of the site allocation at previous consultation stages of the Local Plan, were very limited and did not raise technical concerns in respect of the allocation. Other allocations in Whitminster appear controversial and do not have local support.

To demonstrate to the Inspector considering the plan at examination, Newland Homes, in light of the expressed local support, would be willing to submit an application for Full planning permission in Summer 2021, ahead of the examination. This will significantly demonstrate that the site is available and suitable for delivery of 11 dwellings to assist with Stroud District Council's housing requirement.

If we can provide you with any other specific information, please do contact me.

Yours sincerely,



Georgina Nelson

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